

11 Buchan Braes Apartments, Station Avenue, Boddam, Peterhead, AB42 3PW

Fixed Price
£95,000

ASPC ref : 369000

2 1 1 53 m² EPC **D** Council Tax Band **A**



Arrange a viewing

01779 475365
(Aberdein Considine)

Aberdein Considine

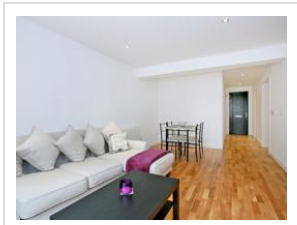
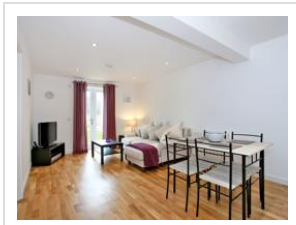
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Peterhead
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Property features:



Now available for sale, 11 BUCHAN BRAES is a **2 BEDROOM LOWER GROUND FLOOR SELF CONTAINED FLAT WITH ALLOCATED PARKING** located in the new Buchan Braes Apartments development in the coastal village of Boddam. These great apartments offer flexible and quiet living within a friendly and busy village. With Buchan Braes hotel, gym and dental suite on your door step as well as local shops, amenities, garages, car sales, a library, post office and primary school within walking distance this is a fantastic opportunity. There is also the quaint working harbour and Buchanness Lighthouse with rugged coastline and hilltop walks nearby. There is also a local bus service to town and the main Ellon Park & Ride/Aberdeen bus route is close by with easy access to the A90 for commuting.

The entrance hall is a bright and open space that leads to the lounge/dining room and gives access to all other rooms. The dining lounge is laid to oak laminate and gives a fresh and modern feel. There are French doors out to the rear which allows lots of natural light. This spacious room allows the flexibility for dining with space for a table and chairs. The kitchen has a good range of base and wall units and has been well maintained. Included in the sale are the ceramic hob, oven, extractor hood and integrated fridge freezer. The white gloss

combined with oak flooring and work surfaces give a clean, professional finish. Bedroom 1 is a good sized double with built in wardrobe. Bedroom 2 is a single also with built in wardrobes. The shower room is fitted with double cubicle, electric shower and further 2 piece suite. The tiled flooring, chrome towel rail and recessed shelved area continue the modern feel of this flat.

Outside there is a small paved area adjacent to the French doors and a sheltered communal courtyard garden which allows for outside space without the bother of lots of maintenance. There is an allocated parking space. The property is factored. With electric heating, UPVC double glazing and all floor coverings, blinds, light fittings and fixtures included, this is a fantastic purchase for someone starting out or looking to downsize.

Viewing of this great accommodation is recommended

Hall 3.63m x 1.26m

Lounge/Dining Room 5.20m x 3.30m

Kitchen 2.93m x 2.53m

Bedroom 1 3.53m x 2.37m

Bedroom 2 3.37m x 1.87m

Shower Room 2.14m x 1.52m

Boddam is a coastal fishing village on the A90 approximately 28 miles north of Aberdeen which is ideal for commuting to the city, the airport and nearby towns such as Ellon. The village has a range of amenities including a shop, restaurants, a post office and a primary school. There is also access to the new Buchan Braes Business Centre which has a dentist, beautician, nursery, kids soft play, gym and much more. There are also two hotels. Secondary schooling is in nearby Peterhead along with a range of shops, supermarkets and leisure facilities. It has a harbour which is used for small craft and the famous lighthouse although the lighthouse keeper's cottages are now used for holidays.

Travelling North from Aberdeen on the A90 towards Peterhead, at Stirling Village turn right onto Station Road towards Boddam. Take first right and continue ahead and veer right at the Buchan Braes Hotel. Take the next right and Buchan Braes flats are ahead on the left. No 11 is past the front entrance and down the steps to the side. It is the first door.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/369000/11-Buchan-Braes-Apartments--Station-Avenue/Peterhead/>

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